



**SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING STAFF NOTES**

Held virtually via Zoom

July 05, 2022

Commissioners Present: John Amodeo, Fabian D'Souza, Catherine Hunt, and John Freeman

Commissioners Absent: Diana Parcon

Staff Present: Rachel Ericksen, Preservation Planner; Kira Torrieri, Preservation Assistant

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

5:31 PM: Chair J. Amodeo called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Lauren Bennett of the Boston Sun was present.

Following this brief introduction he called the first Violation application.

VIOLATIONS

APP # VIO.22.547

TIME: 5:33PM

ADDRESS: 54-102 WEST NEWTON STREET

Applicant: Vanessa Calderon-Rosado

Proposed Work: Install handicap accessible mailboxes at 54, 56, 58, 60, 98, 100, and 102 West Newton Street.

Project Representative: Peter Munkenbech, Cecil Andrews, Nina Schwarzschild, Alisa Augenstein were the project representatives.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners discussed the location of the mailboxes and the fire apparatus. They also emphasized the importance of accessibility and expressed their desire for communication with the Post Office and Fire Department as necessary.

Public Comment: There was no public comment.

J. Freeman motioned to remand the application to a subcommittee of J. Freeman and J. Amodeo. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).



APP # VIO.21.028

TIME: 6:11 PM

ADDRESS: 62 RUTLAND SQUARE

Applicant: Vanessa Calderon-Rosado

Proposed Work: Install handicap accessible mailboxes at 62-64 Rutland Square.

Project Representative: Peter Munkenbech, Cecil Andrews, Nina Schwarzschild, Alisa Augenstein were the project representatives.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: There was no discussion.

Public Comment: There was no public comment.

J. Freeman motioned to remand the application to a subcommittee of J. Freeman and J. Amodio. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

DESIGN REVIEW

APP # 22.1294 SE

TIME: 6:15PM

ADDRESS: 54-102 WEST NEWTON STREET

Applicant: Vanessa Calderon-Rosado

Proposed Work: Install kick plates on exterior front doors.

Project Representative: Peter Munkenbech, Cecil Andrews, Nina Schwarzschild, Alisa Augenstein were the project representatives.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners explained that this project was not under their purview, but recommended using polished brass.

Public Comment: There was no public comment.

There was no motion.

APP # 22.1304 SE

TIME: 6:20PM

ADDRESS: 62 RUTLAND STREET

Applicant: Vanessa Calderon-Rosado

Proposed Work: Install kick plates on exterior front doors.



Project Representative: Peter Munkenbech, Cecil Andrews, Nina Schwarzschild, Alisa Augenstein were the project representatives.

Documents Presented: Photos of existing conditions and plans for the proposed work.

Discussion Topics: The Commissioners explained that this project was not under their purview, but recommended using polished brass.

Public Comment: There was no public comment.

There was no motion.

APP # 22.1348 SE

TIME: 6:21 PM

ADDRESS: 10 RUTLAND SQUARE

Applicant: Fabio Celadon

Proposed Work: Install two new window wells at the front garden windows. Drop sills for new egress windows.

Project Representative: David Freed was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the appropriateness of the windows. They also requested a plan view of the garden.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

- **The metal edge must be parallel to the curve of the window.**
- **Minimum dimension of 36 inches.**
- **Only one window well is approved.**

APP # 22.1329 SE

TIME: 6:34 PM

ADDRESS: 657 TREMONT STREET

Applicant: Ana Semashka

Proposed Work: Modify existing small cell site and replace light pole.

Project Representative: Ana Semashka was the project representative.



Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed their preference for the equipment to be mounted on the pole.

Public Comment: There was no public comment.

C. Hunt motioned to approve the application with provisos. J. Freeman seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

- **Equipment to be moved from the base to street sign level on the pole.**

APP # 22.1330 SE

TIME: 6:41 PM

ADDRESS: 657 TREMONT STREET

Applicant: Ana Semashka

Proposed Work: Modify existing small cell site and replace light pole.

Project Representative: Ana Semashka was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: There was no discussion.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

- **Equipment to be moved from the base to street sign level on the pole.**

APP # 22.1331 SE

TIME: 6:44 PM

ADDRESS: 11 SAINT CHARLES STREET

Applicant: Timothy Burke

Proposed Work: Construct new roof deck with pergola and headhouse for stair to roof; install new windows at North elevation.

Project Representative: Timothy Burke and Will Savage were the project representatives.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.



Discussion Topics: The Commissioners discussed the size of the proposed pergola, the visibility of the roof deck, and the zoning status of neighboring buildings. They also noted that the windows must be vertical and aligned.

Public Comment: There was no public comment.

F. D'Souza motioned to approve the application with provisos. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

- Pergola must be less visible.
- Windows are to be vertical and aligned.

APP # 22.1321 SE

TIME: 7:13 PM

ADDRESS: 551 TREMONT STREET

Applicant: Russell Palmer

Proposed Work: Swap (2) Base Transceiver System cabinets, remove (12) coaxial cables, add (6) radio units, swap (6) antennas, swap (3) hybrid cables.

Project Representative: Russell Palmer was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the visibility of the proposed equipment.

Public Comment: There was no public comment.

C. Hunt motioned to approve the application as submitted. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

APP # 22.1344 SE

TIME: 7:23 PM

ADDRESS: 133 WEST CONCORD STREET

Applicant: Christophe Brown

Proposed Work: Remove and replace front dormer(s); remove existing fourth floor sunken deck and replace with new shed dormer, roof deck and hatch.

Project Representative: Jim Diburro was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the visibility of the roof deck and the importance of retaining the roof line. They also discussed the dormer style and



explained their preference for the right dormer to be removed to restore the historic configuration. They also noted that the alignment of the middle windows is inconsistent.

Public Comment: There was no public comment.

J. Freeman motioned to remand the application to a subcommittee of J. Amodeo and J. Freeman. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

- **Front door is denied.**
- **Configuration of dormer to be decided at the Subcommittee.**
- **Deck is deferred to a later decision.**

ADMINISTRATIVE REVIEW/ APPROVAL

APP # 22.1313 SE

82 Appleton Street: Replace small section of slate roof in kind.

APP # 22.1335 SE

116 Appleton Street: Repair & repaint iron fire escapes; repoint rear facade including brick arches over windows; repair sills – all in kind.

APP # 22.1340 SE

45 Concord Square: Repair and restore bull nose on steps of stoop, repaint to match existing.

APP # 22.1322 SE

308 Columbus Avenue: Replace three non-original windows, replace three sills in kind.

APP # 22.1343 SE

69 Dartmouth Street: Repoint front façade, mortar to match in kind; repair front entrance steps and repaint – all in kind.

APP # 22.1332 SE

46 East Springfield Street: Masonry restoration; repair front entry steps.

APP # 22.1274 SE

50 East Springfield Street: Replace eight non original aluminum windows with eight wood/aluminum clad windows.

APP # 22.1322 SE

22 Rutland Square: Refinish cement front steps and paint to match existing; refinish entryway arch in kind.

APP # 22.1334 SE



10 Rutland Square: Refinish cement front steps and paint to match existing.

APP # 22.1315 SE

65 Rutland Street: Repoint bricks, repair lintels, sills, window trims all in kind.

APP # 22.1310 SE

15 Saint George Street: Replace stoop door.

APP # 22.1306 SE

682 Tremont Street: Repair steps, cracks, re-paint all in kind.

APP # 22.1346 SE

22 Union Park: Replace two non-original bow front windows in kind with wood bow front windows.

APP # 22.1356 SE

164 West Newton Street: Repoint facade; restore brownstone sills and paint – all work to be done in kind.

F. D'Souza motioned to approve the Administrative Review/Approval applications as submitted. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

ADVISORY REVIEW

ADDRESS: 157 WEST SPRINGFIELD STREET

TIME: 8:20PM

Proposed Work: Redevelop a former church property and construct an addition.

Project Representative: Mike Dellefave and Katya Stacia were the project representatives.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the ownership of the church and the Commission's purview. They also discussed the stained glass windows.

COMMISSIONER F. D'SOUZA LEFT at 9:00PM.

RATIFICATION OF HEARING MINUTES

C. Hunt motioned to approve the 6/7/2022 and 6/8/2022 hearing minutes. J. Freeman seconded the motion. The vote was 3-0 (Y: JF, CH, JA) (N: None) (Abs: None).

Adjourn – 9:57PM